

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Variance

AFFECTED DISTRICT: 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: VARIANCE - V 5-1-09, Clement & Carole Cave, 14301 Arlington Place (R-1) (increasing the maximum fence opacity from 50% to 100%)
Planning & Zoning Board recommended approval

REPORT IN BRIEF: The requested variance is from Section 12-286(B)(1)(e) of the Land Development Code, Rural Lifestyle Regulations, requiring a maximum of fifty (50) percent opacity for all fences. The applicant is requesting approval to construct a "shadowbox" fence with 100% opacity to gain privacy of the rear and side yard.

The property's backyard abuts Shenandoah Parkway and Danbury Avenue, which is also the entrance of the residential community. The proposed fence would be located at the east and a portion of the north property lines, facing this intersection. The purpose of the rural lifestyle regulations is to maintain and enhance the rural and open space character of the zoning district and the character of fences is restricted accordingly. In this case, the community was developed prior to the adoption of the rural lifestyle and other fences already exist in the area that do not conform to the strict opacity standards for the Rural Lifestyle area.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the July 22, 2009 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Mr. Farkas, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Exhibits

Application: V 5-1-09/09-75/Clement & Carole Cave
Original Report Date: 07/13/09

Revision(s): 08/06/09

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Clement & Carole Cave
Address: 14301 Arlington Place
City: Davie, Florida 33325
Phone: (954)370-7707

Background Information

Date of Notification: July 15, 2009
255

Number of Notifications:

Petitioner's Request: Variance **FROM:** Section 12-286(B)(1)(e) of the Land Development Code, all fence types shall maintain a maximum of fifty (50) percent opacity **TO:** allow a fence with one-hundred (100) % opacity.

Address: 14301 Arlington Place

Location: Generally located at the Southwest corner of south of Shenandoah Parkway and Danbury Avenue

Future Land

Use Plan Map: Residential 3DU/AC

Existing Zoning: R-1, Estate Dwelling District

Existing Use: Single-Family Home

Parcel Size: 0.78 net acres (34,314 square feet)

Surrounding Land

Use Plan Designation:

| | |
|---------------|--------------------|
| North: | Single-Family Home |
| South: | Single-Family Home |
| East: | Single-Family Home |
| West: | Single-Family Home |

Residential 3DU/AC
Residential 3DU/AC
Residential 3DU/AC
Residential 3DU/AC

Surrounding Zoning:

North: PRD 3.8, Planned Residential Development District
South: R-1, Estate Dwelling District
East: R-1, Estate Dwelling District

West: R-1, Estate Dwelling District

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-286(B)(1)(e)) of the Land Development Code. All fence types shall maintain a maximum of fifty (50) percent opacity.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 3. This Planning Area is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district; and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought; and that alleged hardship is self-created by any person having an interest in the property.

The property's backyard abuts two rights-of-ways, Shenandoah Parkway and Danbury Avenue, and is also the entrance of the residential community. The proposed fence will be located at the east and a portion of the north property lines, facing the intersection of Shenandoah Parkway and Danbury Avenue. The purpose of the rural lifestyle regulations is to maintain and enhance the rural and open space character of the zoning district. The residential community was developed prior to the adoption of the rural lifestyle regulations and some of the lots were laid backing Shenandoah Parkway without considering that a privacy fence with 100% opacity would not be allowed. As stated in the applicant's justification statement the request will provide privacy on his backyard. However, the reasonable use of the land already exists on the property (single-family dwelling).

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The variance is not necessary for reasonable use of the land. However, the requested variance is the minimum variances necessary to screen the backyard from trafficways.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare because the proposed shadow box fence will abut two rights-of-ways (corner of Shenandoah Parkway and Danbury Avenue), and is also the entrance of the residential community.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the July 22, 2009 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Mr. Farkas, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – absent; Mr. Farkas – yes; Mr. Jacob – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. Home Owner's Association and Neighbors' Letters
 3. Mail-out Map
 4. Mail-out
 5. Conceptual Site Plan
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_09\V 5-1-09 Cave

Exhibit 1(Justification Letter)

To the Development Review Committee

The Planning and Zoning Board

April 20, 2009

Dear Board Members,

My wife and I come to you with a difficult request with the hope that you will sympathize with us. We are here to request for a variance on our property located at 14301 Arlington place Davie, in the Shenandoah community. To be more exact, we are located at the corner of Shenandoah parkway and Danbury Avenue . Our main entrance is on Arlington place which makes our backyard facing Danbury Avenue . We have been living at this address since 2004 and love the community very much. We have good relations with our neighbors and felt welcomed in the community since we started to build the house in 2002. It is actually our dream home and we would like to stay there for a long time. Our problem is that our backyard is completely open and since the first day that we moved in, we knew we have to have a fence built in order for us to have some privacy and fully enjoying our 1 acre land. We could not do it then, having 2 daughters in college and two in High school. Now that the twins are done with college, but still living at home we have saved some money towards the fence and we feel we are ready to move forward with the fence construction. To our deception our request for a permit was denied (Application 09000023) and we are devastated. So we need your help to make our dream come true.

Our request is to have a six foot high shadow box fence built around the back of the house. There is already a concrete wall in the back and we only wanted to follow the same pattern with the shadow box fence up to our AC unit behind the master bedroom. From that point the rest of the property will stay open to blend with the rest of the community. Having the fence will help us definitely to have the privacy that we are looking for as well as having the ability enjoy our backyard and our patio, to be able to open our blinds from our family room or master bedroom and not feeling we are on Shenandoah parkway. Having the fence will also help us to beautify the landscaping; having more shrubs and flowers all over the place and make it one of the best in the community. Even enclosed, this backyard will add beauty and elegance to the community. Nature will be present and with all the lakes and park that this community contains what more can one ask for?

Dear Board members, it will be too much for us to ask you but you have to live in our home to understand the necessity for us to have the fence. Whenever cars are coming down Shenandoah Avenue, it seems as if they are coming straight into our backyard. We can not have a cook out or entertaining friends on our patio without feeling that we are on the street.

We are including with this request, the approval that we have from the HOME OWNER ASSOCIATION, the letters from our immediate neighbors and a copy of the survey. We would like to thank you in advance.

Sincerely,

Clement and Carole Cave

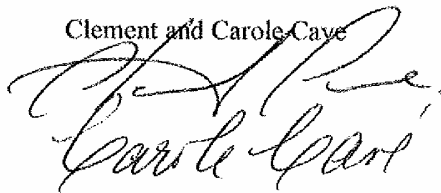
Handwritten signatures of Clement and Carole Cave. The signature for Clement is written above the signature for Carole. Both are in a cursive script.

Exhibit 2 (Home Owner's Association and Neighbors' Letters)

Shenandoah Community Association, Inc.

c/o Castle Management, Inc.

P.O. Box 559009

Fort Lauderdale, FL 33325

(954) 792-6000

03/10/2009

Clement Cave & Carole Cave
14301 Arlington Place
Davie, FL 33325

**RE: Architectural Approval
14301 Arlington Place**

Dear Homeowner:

Your request for architectural change has been approved for the following specific modification to your home:

Fence 6' high shadow box (painted Shenandoah stain inside and out) Finished side out.

The approval of your request for architectural change is subject to the following stipulations:

Very Nice DRB Application. We are going to use your submission as an example. Please paint with Shenandoah Stain 90 days after installation. Contact the manager when completed and don't forget your Town of Davie Permit. :)

The Association reserves the right to make a final inspection of the modification to ensure that it corresponds with the submitted request for architectural change and conforms to any stipulations of the approval. Please adhere to the plan you submitted, or submit an additional Request for Architectural Change if you need to deviate from the submitted plan.

Please be aware that you may also be required to meet certain local building codes and setback requirements when making this modification. Additional permits may be required and can be applied for at the city offices. Please also be aware that you are responsible for contacting the appropriate utility companies should your modification involve any digging activity.

This approval is based only on the aesthetics of your proposed modification and should not be construed as certification of construction worthiness and/or structural integrity of the proposed modification.

We appreciate your cooperation in submitting this request for architectural change. The Association encourages owners to take an interest in the appearance of their homes since an attractive community helps protect and enhance the value of all homes.

Respectfully,

Castle Management, Inc.
On behalf of the Board of Directors
Shenandoah Community Association, Inc.

**SHENANDOAH DRB APPROVAL REQUEST
(TWO) 2 COMPLETE SIGNED ORIGINALS AND A SELF ADDRESSED
STAMPED ENVELOPE ARE REQUIRED PRIOR TO PROCESSING**

TO: DESIGN REVIEW BOARD OF SHENANDOAH HOMEOWNERS ASSOCIATION
2751 EXECUTIVE PARK DRIVE, SUITE 103, WESTON, FL 33331

FROM: OWNERS NAME: CLEMENT AND CAROL RAVE DATE SUBMITTED: _____

STREET ADDRESS: 14301 ARLINGTON PL, DAVIE, FL

DAY PHONE (954) 750 7707 EVENING PHONE () _____

BLOCK #: _____ LOT #: 1 ESTIMATED COMPLETION DATE: 1 MONTH

** DESIGN REVIEW BOARD MUST BE NOTIFIED IN WRITING WHEN WORK HAS BEEN COMPLETED**

APPROVAL IS HEREBY REQUESTED TO MAKE THE FOLLOWING MODIFICATION, ALTERATION, OR AS DESCRIBED AND DEPICTED BELOW, OR ON ADDITIONAL ATTACHED PAGES AS NECESSARY. PLEASE INCLUDE ALL DETAILS OF **DIMENSIONS, MATERIALS TO BE USED, COLORS, SAMPLES AND LOCATION ON SURVEY** & OTHER PERTINENT DATA. **TWO COMPLETE SETS OF PLANS AND SPECIFICATIONS MUST BE SUBMITTED PRIOR TO PROCESSING.**

☒ **FENCE:** 6' FT HIGH SHADOW BOX (PAINTED SHENANDOAH STAIN INSIDE & OUT) FINISHED SIDE OUT
____ OTHER (SPECIFY MATERIAL & COLOR): _____

NOTE: LOCATION AND HEIGHT OF FENCING MUST BE SHOWN ON SURVEY.

____ **PAINTING:** (ORIGINAL SAMPLES MUST BE INCLUDED AS SELECTED FROM DRB COLOR CHART).

| |
|---|
| BASE COLOR ATTACH SAMPLES HERE COLOR # _____ |
|---|

| |
|--|
| OVERHANG TRIM COLOR ATTACH SAMPLES HERE COLOR # _____ |
|--|

| |
|--|
| GARAGE DOOR ATTACH SAMPLES HERE COLOR # _____ |
|--|

| |
|--|
| FRONT DOOR & SHUTTERS ATTACH SAMPLES HERE COLOR # _____ |
|--|

- ____ **LANDSCAPING:** SHOW ON SURVEY LOCATION & TYPE OF PLANTS AND TREES TO BE PLANTED OR REMOVED (FOR MAJOR LANDSCAPING, A LANDSCAPING PLAN MUST BE SUBMITTED) NOTE: ALL REMOVED TREES MUST BE MITIGATED 1 TO 1.
- ____ **PATIO:** SHOW LOCATIONS ON SURVEY & TYPE OF MATERIALS TO BE USED.
- ____ **SCREEN ENCLOSURE:** SHOW LOCATION ON SURVEY AND ROOF DESIGN AND SPECIFY BRONZE OR WHITE STRUCTURE, AND SCREEN COLOR.
- ____ **SHED:** SHOW DIMENSIONS (INCLUDING OVERALL HEIGHT) & SHOW LOCATION ON SURVEY.
- ____ **SHUTTERS:** SHOW LOCATION & TYPE ON DIAGRAM. (MANUFACTURERS DATA REQUIRED)
- ____ **DRIVEWAY:** SHOW EXISTING & PROPOSED MATERIALS & COLOR (PROVIDE SAMPLES & PHOTO OF HOME)
- ____ **ROOF:** SHOW EXISTING & PROPOSED MATERIALS & COLOR (PROVIDE SAMPLES & PHOTO OF HOME)
- ____ **OTHER MODIFICATIONS:** EXPLAIN BELOW & SHOW ON A SURVEY (ATTACH ADDITIONAL SHEETS IF NEEDED)

SIGNATURE OF HOMEOWNER

DATE

☒ **APPROVED** ☐ **DISAPPROVED**

BY: _____

FOR BOARD USE ONLY

DATE 3 / 10 / 2009

COMMENTS: Please paint w/ shenandoah grey w/in 90 days & NOTIFY

NOTE: THIS APPROVAL SHALL BECOME NULL & VOID IF WORK HAS NOT STARTED WITHIN NINETY (90) DAYS.

PAULA WOLF at 954.792.6000 X852 when completed.

*Remember your Town of Davie permit!

To: Town of Davie

From: Anthony & JoAnn Siravo, living at, 14300 Arlington place, Davie

Our neighbors, the Cave family, living at 14301 Arlington place, Davie would like to install a fence at their property, we have no objection.

Thank you

Anthony & JoAnn Siravo

Anthony Siravo

JoAnn Siravo

12/03/08

December 3, 2008

To Whom It May Concern:

I Ed Angelotti who resides at 1150 Danbury Ave have no issues or problems with my neighbor Clement and Carole Cave who resides at 14301 Arlington Place from building a fence on their property.

Thank you,

A handwritten signature in cursive script that reads "Ed Angelotti". The signature is written in black ink and is positioned below the "Thank you," text.

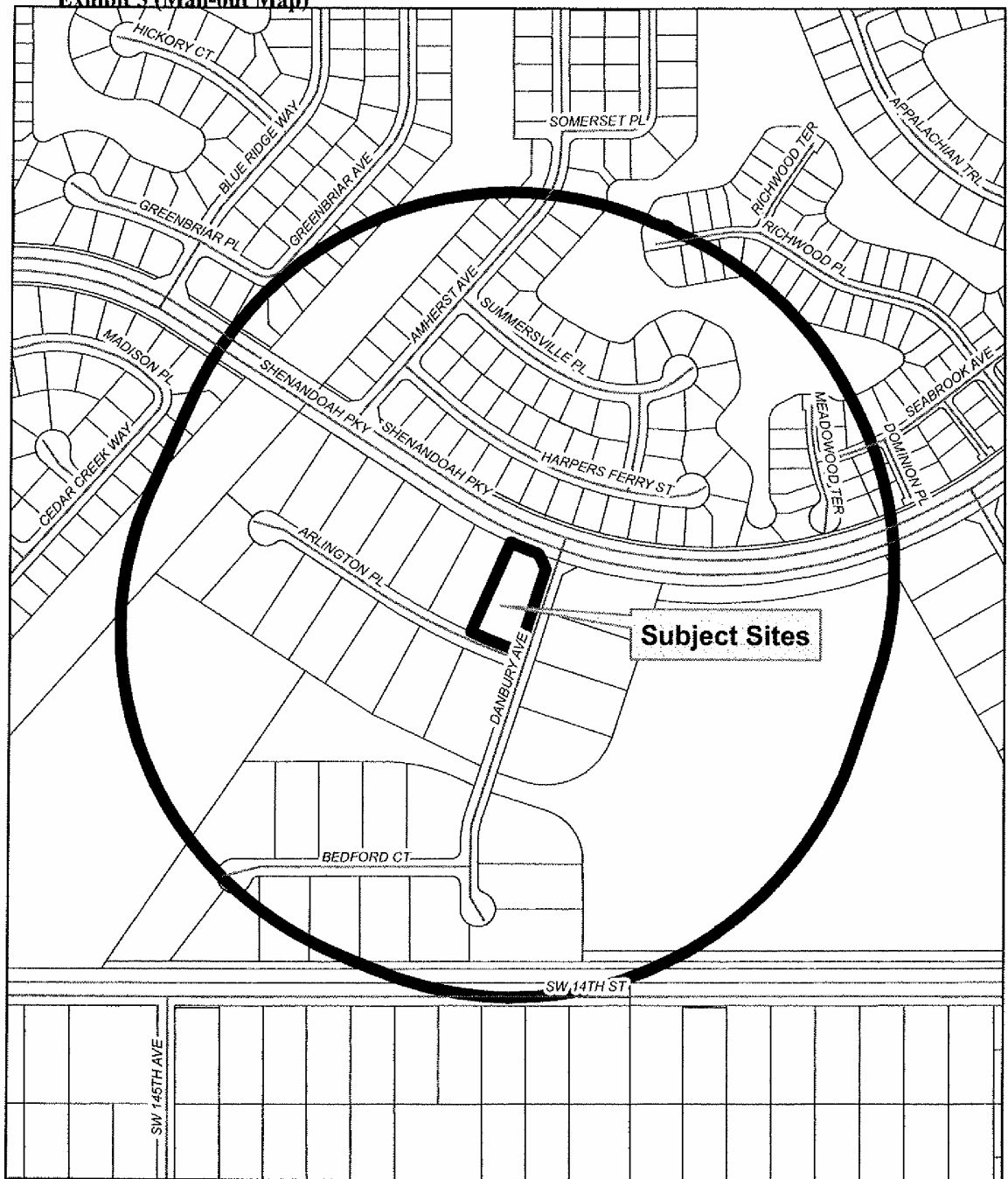
Ed Angelotti

To: Castle Group

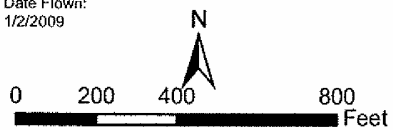
We here at 1160 Danbury Ave do not mind if the Clement Cove family build a wooden fence on the side of their house that faces us.

Franklin A. Valerio

Exhibit 3 (Mail-out Map)



Date Flown:
1/2/2009



Prepared by the Town of Davie GIS Division

Site Plan Modification
V 5-1-09
1000 Foot Buffer

Prepared by: HQ
Date Prepared: 6/11/09

Exhibit 4 (Mail-out)

V 5-1-09

V 5-1-09
MARSHALL,DAVID & BEVERLY D
14440 ARLINGTON PL
DAVIE FL33325

V 5-1-09
TICE,ROBERT J & CECILE M
1051 AMHERST AVE
DAVIE FL33325

V 5-1-09
RISCHAR,CARL J & LISA M
14240 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
FOLLADOR,MARIANO & PEGGY A
1001 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
MOISE,EDDY J & MARIE FRANCE
14261 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
ALBA,VICTOR
14501 MADISON PL
DAVIE FL33325

V 5-1-09
DUQUE,SUSAN
14440 BEDFORD CT
DAVIE FL33325

V 5-1-09
BARNES,TODD W & RAE A
14211 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09

V 5-1-09
SMITH,ALFONSO
14360 ARLINGTON PL
DAVIE FL33325

V 5-1-09
COYLE,DENNIS C & LINDA T
14441 ARLINGTON PL
DAVIE FL33325

V 5-1-09
RODRIGUEZ,RAFAEL
RODRIGUEZ,ALFREDO & MARTA
14030 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
SUMNER,THERESA GYORKI LE
MCCARTHY,CHRISTOPHER W ETAL
14220 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
GRIFFITHS,HUGH R
14001 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
RODRICKS,MARIA GORETTI &
GONSALVES,JOHN DAVID
14110 RICHWOOD PL
DAVIE FL33325

V 5-1-09
ROGERS,MICHAEL
1030 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
POWERS,JAMES P & LELIA V
1000 IVYDALE TER
DAVIE FL33325

V 5-1-09
RODRIGUEZ,ANTHONY & KEITH
14170 RICHWOOD PL
DAVIE FL33325

V 5-1-09

V 5-1-09
FERRADAS,DIEGO M &
LOZANO,PATRICIA V
14231 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
ROESSER,WALTER T JR &
SPAGENSKI,LISA A
14220 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
SWIFT,MICHAEL J & DONNA M
1060 CEDAR CREEK WAY
DAVIE FL33325

V 5-1-09
WAGNER,GIRARD T &
WAGNER,THERESA
2991 SW 137 TER
DAVIE FL33330

V 5-1-09
TRIPPE,RICHARD ALAN &
MENDELLA,GAIL A
14130 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
KAGAN,JEFFREY D & PAMELA J
14320 ARLINGTON PL
DAVIE FL33325

V 5-1-09
OWEN,ROBERT D
PRADO-OWEN,ANNABEL
14361 ARLINGTON PL
DAVIE FL33325

V 5-1-09
RODRIGUEZ,ALVARO & MARYAN
14120 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
MOISE,VALLERIO
940 GREENBRIER AVE
DAVIE FL33325

| | | |
|--|---|--|
| V 5-1-09 BATTELS,KWEI TZOU 14180 RICHWOOD PL DAVIE FL33325 | V 5-1-09 BLUE RIDGE HOMEOWNERS ASSN INC % UNITED COMMUNITY MGMT 11784 W SAMPLE RD CORAL SPRINGS FL33065 | V 5-1-09 |
| V 5-1-09 SHENANDOAH COMMUNITY ASSN INC 1495 N PARK DR WESTON FL33326 | V 5-1-09 MARKOVICH,TEDDY J & LAURA 1070 CEDAR CREEK WAY DAVIE FL33325 | V 5-1-09 VIVERITO,DOMINIC A & JEAN A 14241 HARPERS FERRY ST DAVIE FL33325 |
| V 5-1-09 DOYLE,JAMES PERKINS,AMY DOMINGAN 14101 SUMMERVILLE PL DAVIE FL33325 | V 5-1-09 MC MILLAN,RICHARD W & PAMELA A 1041 AMHERST AVE DAVIE FL33325 | V 5-1-09 OOSMANALLY,IMRAN & DEOMATTI OOSMANALLY TRUST 940 AMHERST AVE DAVIE FL33325 |
| V 5-1-09 ANGELOTTI,EDWARD G & LINDA M 1150 DANBURY AVE DAVIE FL33325 | V 5-1-09 VALERIO,FRANK & RAFAELA 1160 DANBURY AVE DAVIE FL33325 | V 5-1-09 FLETCHER,ADRIENNE 14430 GREENBRIER PL DAVIE FL33325 |
| V 5-1-09 BLANDON,JAIME A & KIMBERLY E 14101 HARPERS FERRY ST DAVIE FL33325 | V 5-1-09 PROFFITT,FRANCINE J O'BOYLE,ANDREW J 950 GREENBRIER PL DAVIE FL33325 | V 5-1-09 SHENANDOAH COMMUNITY ASSN INC 1495 N PARK DR WESTON FL33326 |
| V 5-1-09 SILVERMAN,LEWIS D & MARIA M 1021 AMHERST AVE DAVIE FL33325 | V 5-1-09 DENIS,RALPH & DENIS,DIANNE 14150 RICHWOOD PL DAVIE FL33325 | V 5-1-09 MULINIX,RONALD K & HEIDI A 14130 RICHWOOD PL DAVIE FL33325 |
| V 5-1-09 MALDONADO,EFRAIN & DORIS 14160 RICHWOOD PL DAVIE FL33325 | V 5-1-09 EWART,JOSEPH F & VIVIAN D 910 AMHERST AVE DAVIE FL33325 | V 5-1-09 YUEN,LISETTE 1011 MEADOWOOD TER DAVIE FL33325 |
| V 5-1-09 BUDNIK,JANE C 14121 HARPERS FERRY ST DAVIE FL33325 | V 5-1-09 CANNELLA,GARY & MICHELE 1010 IVYDALE TER DAVIE FL33325 | V 5-1-09 SERRATORE,PHILIP & SERRATORE,CAROLYN 14210 HARPERS FERRY ST DAVIE FL33325 |
| V 5-1-09 SHENANDOAH COMMUNITY ASSN INC 1495 N PARK DR WESTON FL33326 | V 5-1-09 AULD,SUSAN KAIFES,BONNIE M 14200 HARPERS FERRY ST DAVIE FL33325 | V 5-1-09 SPIEGELHALTER,KIM SPIEGELHALTER,KATHRYN 14041 SUMMERVILLE PL DAVIE FL33325 |
| V 5-1-09 DESROSIERS,DOUGLAS & JACQUELINE 14201 HARPERS FERRY ST DAVIE FL33325 | V 5-1-09 MOISE,EDDY & MARIE FRANCE & SOLOMON,VALERIE MOISE 14261 SUMMERSVILLE PL DAVIE FL33325 | V 5-1-09 ESCALANTE,ADOLFO & LUZ & BEJARANO,MARCO ALONSO E ETAL 1300 DANBURY AVE DAVIE FL33325 |

V 5-1-09
TEJERO,ALBERTO &
TEJERO,ELEANOR Y
14230 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
REICHBACH,STEVEN &
REICHBACH,PAM
14300 BEDFORD CT
DAVIE FL33325

V 5-1-09
DORRIES,HERMAN 1/2 INT EA &
DORRIES,GLENN & JUSTINA
14400 BEDFORD CT
DAVIE FL33325

V 5-1-09
KALLMAN,MICHAEL G &
KATHERINE A
14141 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
LOPEZ,ANA J
1021 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
BERRY,JOHN P & DEBORAH L
14140 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
FLORIST,TOMMY G & THANH L
13990 DOMINION PL
DAVIE FL33325

V 5-1-09
ROWEN,RICHARD & CECILE
950 AMHERST AVE
DAVIE FL33325

V 5-1-09
INGRAM,JOHN M JR
14120 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
BASS,WILLIAM H & DONNA J
14000 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
SCHOECK,JOHN G & MAKILA D
14200 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
YARBER,PAUL L & SUZANNE M
14320 BEDFORD CT
DAVIE FL33325

V 5-1-09
GUILLAUME,GARRY G & CHANTAL
M
14420 BEDFORD CT
DAVIE FL33325

V 5-1-09
ALEXANDER,THOMAS &
ALEXANDER,GWYNWOOD
14100 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
ZEIRA,MAGGIE MAZELLE REV TR
14241 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
CLAVIJO,FERNANDO & MARTHA
14011 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
FIGUEROA,ANGELICA &
JIMENEZ,RAYMOND JR
14100 RICHWOOD PL
DAVIE FL33325

V 5-1-09
GUERRIERI,DANIEL & PAULA
1220 DANBURY AVE
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
SCRIVANICH,DENNIS & RUTH L E
SCRIVANICH REV LIV TR
14121 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
WESTON,MICHAEL A &
WESTON,MARIE FILS-AIME
14340 BEDFORD CT
DAVIE FL33325

V 5-1-09
HIAQ,EHSAN UL & JAMILA A
910 GREENBRIER AVE
DAVIE FL33325

V 5-1-09
MATTIOLI,DONNA M
14001 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
RATHER,PETER JOSEPH
PETER JOSEPH RATHER REV TR
1011 AMHERST AVE
DAVIE FL33325

V 5-1-09
DAVIS,SONIA V
14000 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
PARDO,DIANA HERNANDEZ DE
1061 SEABROOK AVE
DAVIE FL33325

V 5-1-09
RAMIREZ,FELIX & NILDA A
920 AMHERST AVE
DAVIE FL33325

V 5-1-09
HICKEY,EDWARD M
1050 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
GOLDBERG,SCOTT J & MARNIE S
14440 GREENBRIER PL
DAVIE FL33325

V 5-1-09
MICHEL, SYLVIE
SYLVIE MICHEL TR
14221 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
PORTER, MARK &
PORTER, GAIL
1031 AMHERST AVE
DAVIE FL33325

V 5-1-09
FAJARDO, ANTONIO
930 AMHERST AVE
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
ANSARI, ASIF & LORI
14260 SUMMERSVILLE PL
DAVIE FL33325

V 5-1-09
BRIGHT, DAVID A
14090 RICHWOOD PL
DAVIE FL33325

V 5-1-09
BRICE, MARGARET 1/2 INT EA
CIRINO, PEDRO JOSE
941 AMHERST AVE
DAVIE FL33325

V 5-1-09
KEEN, SUZANNE P
1020 IVYDALE TER
DAVIE FL33325

V 5-1-09
NOBREGA, IRINEU D & CLAUDIA M
13970 DOMINION PL
DAVIE FL33325

V 5-1-09
WINTERS, HAROLD & DIANE
14341 ARLINGTON PL
DAVIE FL33325

V 5-1-09
TOWN OF DAVIE
6591 ORANGE DR
DAVIE FL33314

V 5-1-09
BREWTON, GREGORY
14201 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
TILL, TONY P &
TILL, SUSAN A
14100 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
NONNEMACHER, MICHAEL & JANICE
951 AMHERST AVE
DAVIE FL33325

V 5-1-09
BOND, WILLIAM M &
BOND, BARBARA IVON
920 GREENBRIER AVE
DAVIE FL33325

V 5-1-09
UDDIN, NAEEM & GRACIELA
14421 ARLINGTON PL
DAVIE FL33325

V 5-1-09
SCHUETZ, ERIC J & VANESSA PICART
1050 CEDAR CREEK WAY
DAVIE FL33325

V 5-1-09
GILBERT, CRAIG L &
GILBERT, TAMMY S
14021 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
PERON, MICHAEL ALLEN
1051 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
HUDSPETH, MICHAEL JOHN
11699 HOWITZER LANE
WOODBIDGE VA22192

V 5-1-09
ROJAS, CESAR &
STEWART, ADRI
1001 AMHERST AVE
DAVIE FL33325

V 5-1-09
PICHARDO, CATHY
930 GREENBRIER AVE
DAVIE FL33325

V 5-1-09
MACLEOD, LORRAINE J
14020 SUMMERVILLE PL
DAVIE FL33325

V 5-1-09
O'BRIEN, JOHN J & ANDREA
14221 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
FANCHER, THOMAS T & CYNTHIA
961 AMHERST AVE
DAVIE FL33325

V 5-1-09
MARDER, DIANE
14171 RICHWOOD PL
DAVIE FL33325

V 5-1-09
GALLAGHER, CAROL
1010 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
BOKIS, ELAINE
1031 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
YOVINO, LOUIS V & SHARRON L
14010 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
GUERRIERI, FRANK
FRANK GUERRIERI TR
14340 ARLINGTON PL
DAVIE FL33325

V 5-1-09
HAWKINS,MICHAEL & LORI J
14140 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
14401 ARLINGTON PLACE TR
ANDAR REI INC TRSTEE
1112 WESTON RD #260
WESTON FL33326

V 5-1-09
SHEPARD,MARGARET G
14400 ARLINGTON PL
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
WAGNER,LINDA T
14110 HARPERS FERRY ST
DAVIE FL33325

V 5-1-09
CADET,YANICK
14321 BEDFORD CT
DAVIE FL33325

V 5-1-09
EPSTEIN,KENNETH & MAYRA H
14341 BEDFORD CT
DAVIE FL33325

V 5-1-09
KIM,CHONG HWAN & OK JA
14401 BEDFORD CT
DAVIE FL33325

V 5-1-09
CHAO,LUIS & MARYANN RIVAS
14421 BEDFORD CT
DAVIE FL33325

V 5-1-09

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
NIEVES,ANA
ANA NIEVES REV TR
1170 DANBURY AVE
DAVIE FL33325

V 5-1-09
MARINO,ANGELO J & LINDA C
14420 ARLINGTON PL
DAVIE FL33325

V 5-1-09
CAVE,CLEMENT E &
CAVE,CAROLE L
14301 ARLINGTON PL
DAVIE FL33325

V 5-1-09
BUNCE,JUDY
1041 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
MACFARLANE,MARGARET S
1320 DANBURY AVE
DAVIE FL33325

V 5-1-09
MERRITT,RALPH JR
14321 ARLINGTON PL
DAVIE FL33325

V 5-1-09
MORFFI,RAMON &
MORFFI,EVELYN
1151 BRISTOL AVE
DAVIE FL33325

V 5-1-09
GALLO,LUIS F & IVON
1200 DANBURY AVE
DAVIE FL33325

V 5-1-09
ZINNINGER,MICHAEL
13980 DOMINION PL
DAVIE FL33325

V 5-1-09
SHENANDOAH COMMUNITY ASSN
INC
1495 N PARK DR
WESTON FL33326

V 5-1-09
BROOKS,DAN &
POETZ,HEATHER A
1040 MEADOWOOD TER
DAVIE FL33325

V 5-1-09
VACCARELLA,VINCENT F & TRACY
14301 BEDFORD CT
DAVIE FL33325

V 5-1-09
SIRAVO,ANTHONY & JOANN
14300 ARLINGTON PL
DAVIE FL33325

V 5-1-09

V 5-1-09

V 5-1-09

V 5-1-09

V 5-1-09

V 5-1-09
Current Occupant
1001 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1031 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
920 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
941 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
961 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14311 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14331 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14360 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14401 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14440 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
1011 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1041 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
930 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
950 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14300 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14320 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14340 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14361 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14420 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14441 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
1021 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1051 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
940 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
951 AMHERST AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14301 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14321 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14341 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14400 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14421 ARLINGTON PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14300 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14301 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14340 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14401 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
1150 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1200 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1320 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14430 GREENBRIAR PL
DAVIE FL 33325

V 5-1-09
Current Occupant
940 GREENBRIAR AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14001 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14020 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14320 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14341 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14421 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
1160 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1220 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
13980 DOMINION PL
DAVIE FL 33325

V 5-1-09
Current Occupant
14440 GREENBRIAR PL
DAVIE FL 33325

V 5-1-09
Current Occupant
950 GREENBRIAR AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14010 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14030 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14321 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
14400 BEDFORD CT
DAVIE FL 33325

V 5-1-09
Current Occupant
1050 CEDAR CREEK WAY
DAVIE FL 33325

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Current Occupant
1170 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
1300 DANBURY AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
13990 DOMINION PL
DAVIE FL 33325

V 5-1-09
Current Occupant
930 GREENBRIAR AVE
DAVIE FL 33325

V 5-1-09
Current Occupant
14000 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14011 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14100 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14101 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14121 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14141 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14210 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14221 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14240 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
1010 IVYDALE TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1001 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1021 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1040 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
14110 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14130 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14200 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14211 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14230 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14241 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
1020 IVYDALE TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1010 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1030 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1041 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
14120 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14140 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14201 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14220 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
14231 HARPERS FERRY ST
DAVIE FL 33325

V 5-1-09
Current Occupant
1000 IVYDALE TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1000 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1011 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1031 MEADOWOOD TER
DAVIE FL 33325

V 5-1-09
Current Occupant
1050 MEADOWOOD TER
DAVIE FL 33325

| | | |
|--|--|--|
| V 5-1-09 Current Occupant 1051 MEADOWOOD TER DAVIE FL 33325 | V 5-1-09 Current Occupant 14160 RICHWOOD PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14170 RICHWOOD PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14180 RICHWOOD PL DAVIE FL 33325 | V 5-1-09 Current Occupant 1061 SEABROOK AVE DAVIE FL 33325 | V 5-1-09 Current Occupant 14001 SHENANDOAH PKWY DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14241 SHENANDOAH PKWY DAVIE FL 33325 | V 5-1-09 Current Occupant 14000 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14001 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14020 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14021 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14041 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14100 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14101 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14120 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14121 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14140 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14200 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14201 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14220 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14221 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14240 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14241 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant 14260 SUMMERSVILLE PL DAVIE FL 33325 |
| V 5-1-09 Current Occupant 14261 SUMMERSVILLE PL DAVIE FL 33325 | V 5-1-09 Current Occupant | V 5-1-09 Current Occupant |
| V 5-1-09 Current Occupant | V 5-1-09 Current Occupant | V 5-1-09 Current Occupant |

Exhibit 5 (Conceptual Site Plan)

ERNEST W. DUNCAN LAND SURVEYING, INC.

378 SW 35th Avenue
Deerfield Beach, FL 33442

-MAP OF SURVEY-

PHONE: (954) 571-5552
FAX: (954) 427-1832

NOT FULL AND COMPLETE WITHOUT ATTACHED REPORT OF SURVEY

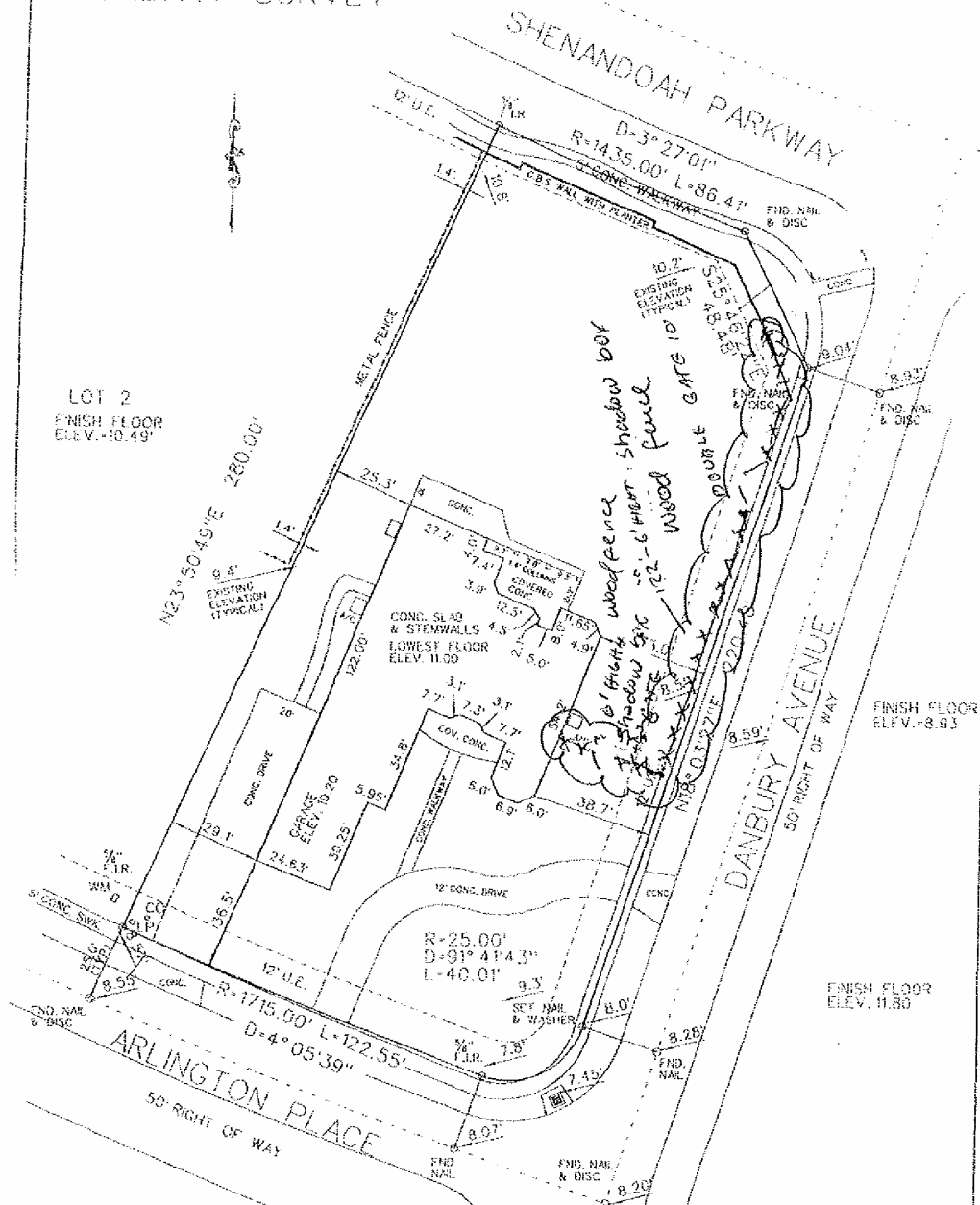
Sheet 2 of 2

Job No.

MS0066

Scale: 1" = 40'

BOUNDARY SURVEY



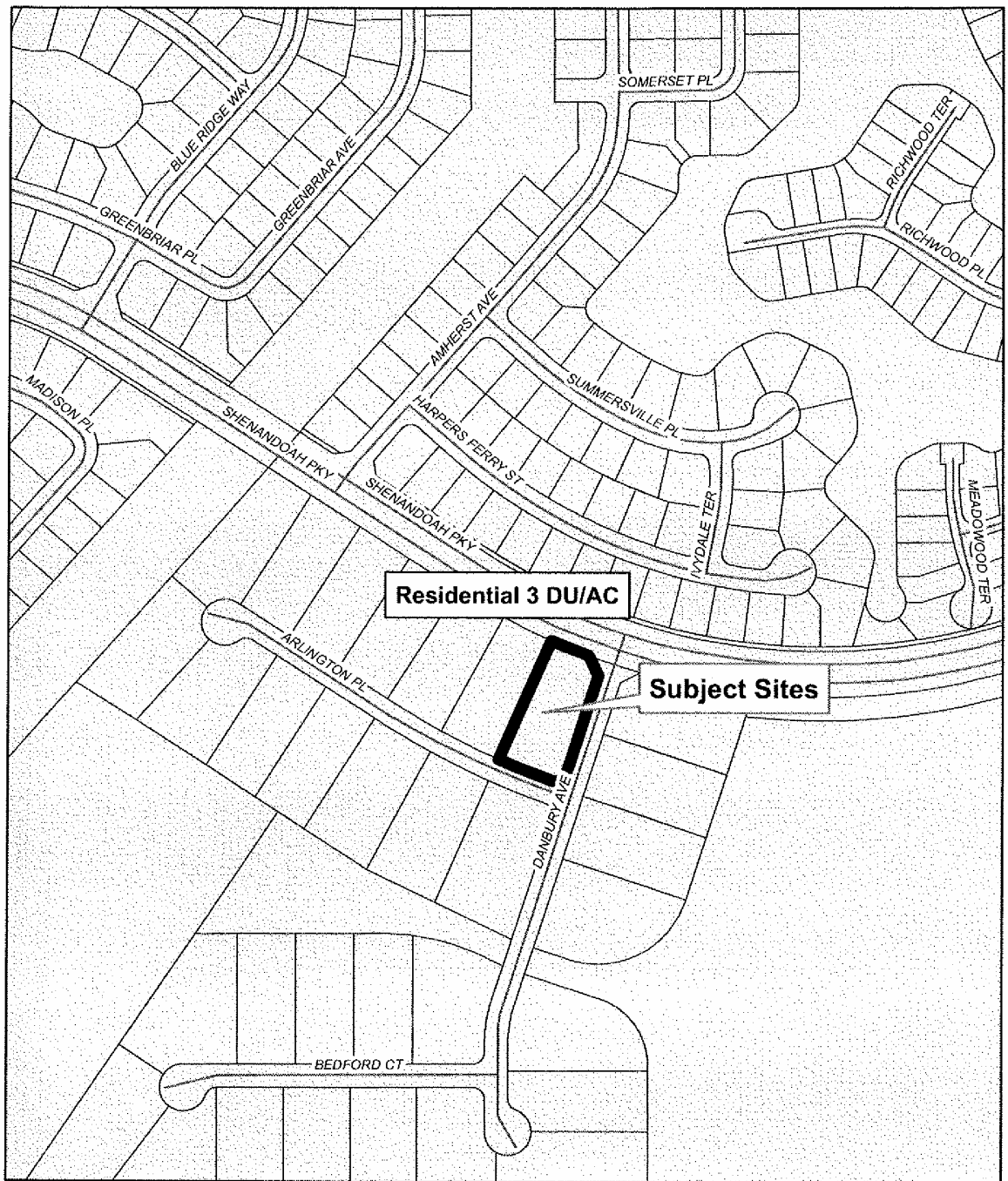
DATE OF SURVEY 13/5/03

LEGAL DESCRIPTION:

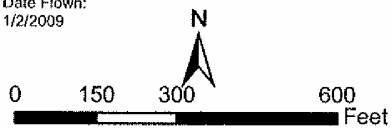
Lot 1
SHENANDOAH SECTION THREE
according to the plat thereof,
as recorded in Plat Book 130
Page 22 of the public records
of Broward County, Florida.

ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER No. 15 5182
STATE OF FLORIDA LB 7030
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

Exhibit 6 (Future Land Use Map)



Date Flown:
1/2/2009



Prepared by the Town of Davie GIS Division

Site Plan Modification
V 5-1-09

Future Land Use Map

Prepared by: HQ
Date Prepared: 6/11/09

Exhibit 7 (Aerial, Zoning and Subject Site Map)

